



Date: **April 27, 2026**

Author and title:

Title: **Catalyst Project Updates and Prioritization of Remaining Effort**

Recommended Action: Receive progress updates on Catalyst Projects and provide direction regarding:

- a. What should the focus of Town allocated resources for the catalyst projects be?
- b. In particular, for the 10855 West River Street parcel, the focus could be on either the front parcel OR the riverfront parcel. Staff's limited time means that Staff's focus can not be on both.

Executive Summary:

This staff report provides an update on three Catalyst Projects: 10603 East River Street, 10885 West River Street, and 10331 West River Street. Since Catalyst Project approval in 2024, staff and consultants have advanced conceptual planning, feasibility analysis, and entitlement-related work.

As project work has progressed, it has become clear that staff and consultant resources are limited relative to the scope of potential work. As a result, prioritization of remaining effort is needed to ensure meaningful progress on Catalyst Project implementation.

Staff are seeking input from the R2SC on how to prioritize remaining work, including direction on the primary focus for the 10885 West River Street site: specifically, whether efforts should focus on street-facing development opportunities or riverfront restoration and integration. Input from the R2SC will help guide staff work planning and inform next steps.

Discussion:

Background

In 2024, Town Council, informed by R2SC input, selected Catalyst Project sites to advance implementation of the R3 Playbook (Attachment 1). These projects are intended to demonstrate early progress toward a revitalized, connected, and activated river corridor.

Three priority sites include:

- 10603 East River Street (Mark Tanner Construction / Tanner Family Trust) – Eastern corridor site
- 10885 West River Street (Truckee River Partners) – Western corridor site
- 10331 West River Street (Old Trestle) – Downtown West River Street site

These sites represent distinct development contexts and opportunities, including housing, mixed-use development, adaptive reuse, river restoration, and public access improvements.

Catalyst Project Updates

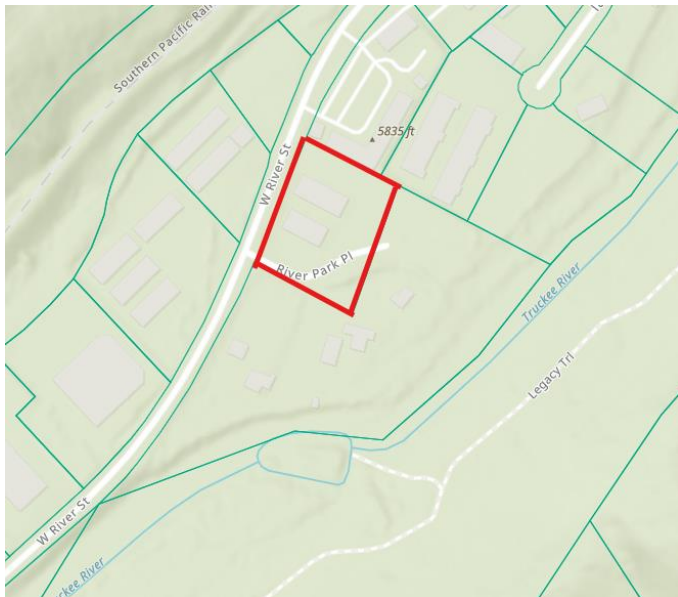
10603 East River Street – Mark Tanner Construction



Work completed to date includes:

- Five Catalyst Project meetings have been held
 - Evaluation of potential uses, including residential, lodging, and recreation, for zoning and financial feasibility
 - Assessment of building reuse versus removal of the existing structure
 - Site walk conducted to better understand reuse opportunities
 - Coordination of Base Flood Elevation survey
 - Initial assessment of potential receiver sites within Truckee, with no preferred site identified at this stage
 - Review of potential zoning pathways
 - Airport Land Use Compatibility analysis
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10885 West River Street – Truckee River Partners



Work completed to date includes:

- Five Catalyst Project meetings have been held
- Evaluation of adaptive reuse opportunities and relationship with adjacent riverfront property
- River setback analysis on the adjacent riverfront property
- Zoning constraints and opportunities review

- Site walk to assess restoration, public access, and redevelopment opportunities
- Development of a conceptual phased plan

10331 West River Street – Old Trestle



Work completed to date includes:

- Six Catalyst Project meetings have been held
- Development Permit application currently under review by Town Planning (see Attachment 2)
- Coordination of required materials for application processing
- Environmental review in process; completion is contingent upon submittal of additional required information from the applicant
- Preparation of a communications consultant scope of work; solicitation of proposals in process

Resource Constraints:

All Catalyst Projects were allocated consultant and staff time as part of the catalyst project process. Table 1 depicts the allocated and remaining resources.

Table 1: Tracking of MOU-allocated catalyst project resources

Catalyst Project	Consultant Budget		Community Dev. Staff Hours		Economic Vitality Staff Hours	
	<i>Allocated</i>	<i>Remaining</i>	<i>Allocated</i>	<i>Remaining</i>	<i>Allocated</i>	<i>Remaining</i>
Truckee River Partners MOU	\$50,000	\$8,360	30	18	75	60
Mark Tanner Construction MOU	\$75,000	\$39,560	40	18	100	90
Old Trestle MOU	\$25,000	\$25,000	80	60	150	130

R2SC Requested Input

To guide prioritization of limited staff and consultant resources, staff request input from the R2SC on the following:

1. Catalyst Project Prioritization
What should be the primary focus of remaining resources for Catalyst Projects?
2. 10885 West River Street Focus Area
For the 10885 West River Street site, should staff prioritize:

- Street-facing (front parcel) activation and development; or
- Riverfront restoration and river-oriented improvements?

3. Desired Outcomes

Are there specific outcomes or deliverables the R2SC would like to see prioritized as part of the remaining work effort?

Attachments:

Attachment 1: Catalyst Project Recommendation

<https://app.laserfiche.com/laserfiche/DocView.aspx?repo=r-6a91ddbc&customerId=140032387&id=59836414>

Attachment 2: Old Trestle Development Permit:

<https://www.townoftruckee.gov/725/Old-Trestle-Development-Permit>